928/HIS01

HERITAGE IMPACT ASSESSMENT

for

RACKERY HALL, RACKERY LANE,
LLAY, WREXHAM LL12 0PB

for

MR AND MRS B PARCESEPE

TO SUPPORT AN APPLICATION FOR AN OAK FRAME TRIPLE GARAGE WITH A RESIDENTIAL ANNEXE FOR A FAMILY MEMBER OVER



Ian Stockdale
January 2025

Contents

1 Introduction....3
2 The Application Site....3
3 Historical Context....3
4 Significance of the Asset....3
5 Relevant Policy Guidance....3
6 Impact of the Development Proposal....4
7 Conclusion....4
8 Appendices....4

1 Introduction

This report is in support of a full application to construct a new two-storey annex containing parking for three cars and a single residential annex at first floor to provide accommodation for a family member.

This Heritage Impact Assessment is written to identify the impact of the proposal on the significance and setting of a heritage asset and is in accordance with the National Local Planning Guidance contained in the Welsh Planning Guidance on the Historic Environment and The Local Plan and is to be read alongside the supporting documents accompanying this application.

2 The Application Site

The site is an existing grade 2 listed building (referenced 27838) on the perimeter of an existing established industrial estate on Rackery Lane. Previously planning has been granted for the conversion and extension of former outbuildings to the north west and a single-story rear extension to the main building. The site is set back from the B5373 and is accessed via a gated entrance and avenue of recently planted trees which frame the house and its setting.

A description and details are included in appendix 1.
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3 Historical Context

The purpose of this assessment is to identify the significance of the asset and describe the effect of the proposal.

4 Significance of the Asset

The level of significance of this building I would class as medium - locally listed building.

5 Relevant Policy Guidance

5.1 Under section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 the Local Authority have a statutory duty to have regard to the requirement to preserving listed buildings and their settings.

5.2 There are other technical notes and guidance published by Welsh Government and CADW but the policy identified in 5.1 covers the status of this application.

6 Impact of the Development Proposal

The proposal includes the construction of a two-storey triple garage with a residential annexe above for a family member.

The proposed dwelling is adjacent to the southwest elevation and is detached from the main hall by three metres. The proposal is set back from the main façade.

The proposed structure is not visible from Rackery Lane due to existing mature trees screening the view.

The current use of this area provides ample parking for the existing property. There is space available to absorb this parking and accommodate 3 vehicles in the proposed new building and vehicles will use the existing access. There will be no increase in the number of vehicles accessing the site.

Therefore we believe the new construction will not impact upon the setting of the existing building in terms of visuals or additional parking.

The proposed building has been designed to pay homage to the main elevations inform as well as the materials and will be in common brickwork, i.e. stone quoins, Flemish bond brickwork, slate roof, with common pitch of roof and common treatment of dormer windows to the front elevation.

7 Conclusion

We believe the relationship of the new building to the current asset is not detrimental and is subservient to the existing building, being set back and a significantly lower ridge.

The proposed development would not be visible from the B5373.

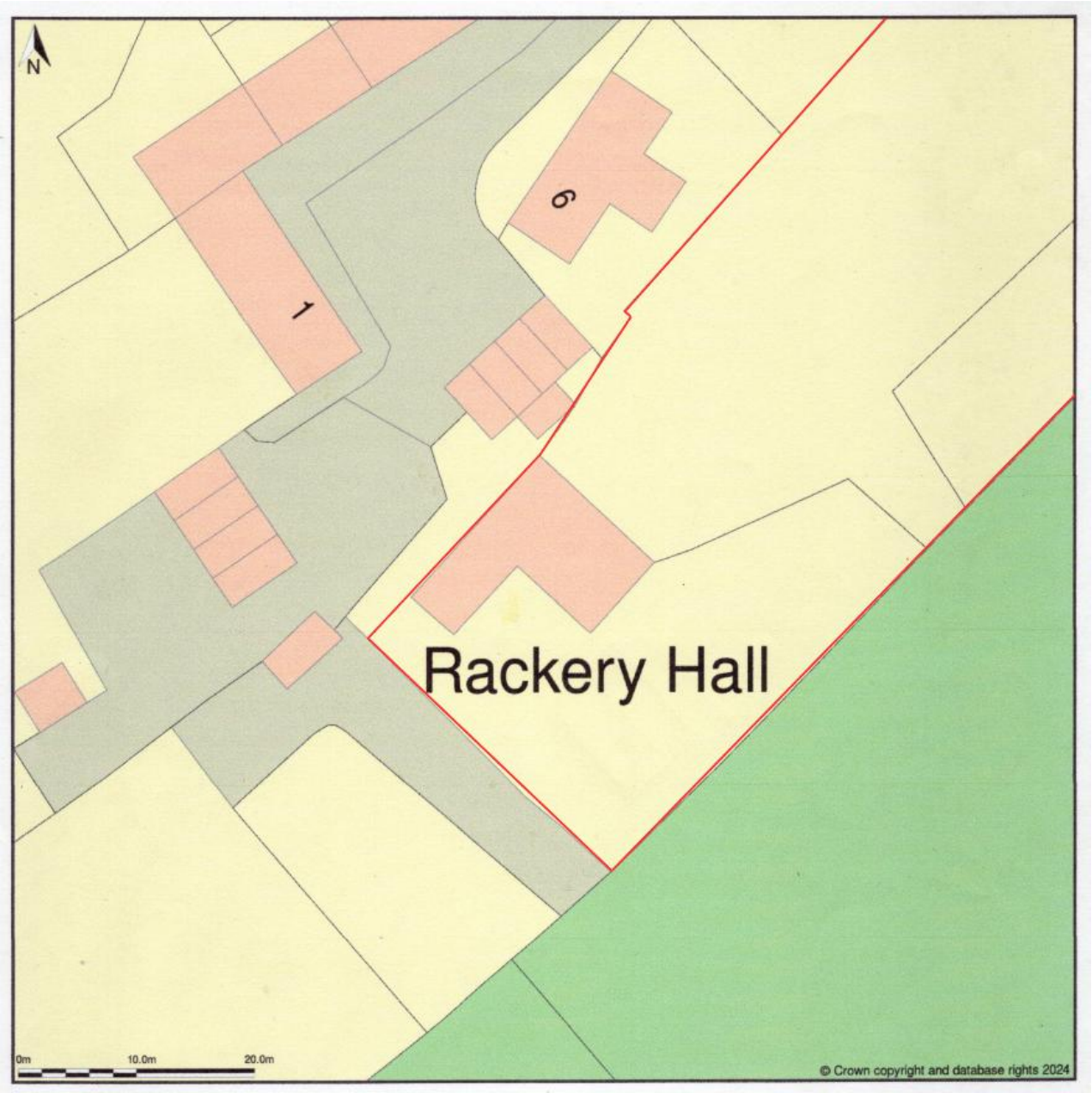
There are no density issues.

The proposal does not materially harm the value of the existing assets.

The design and materials have been carefully chosen in response to the existing building’s character.

8 Appendices

Appendix 1


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Rackery Hall
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Appendix 2

Cymraeg Accessibility

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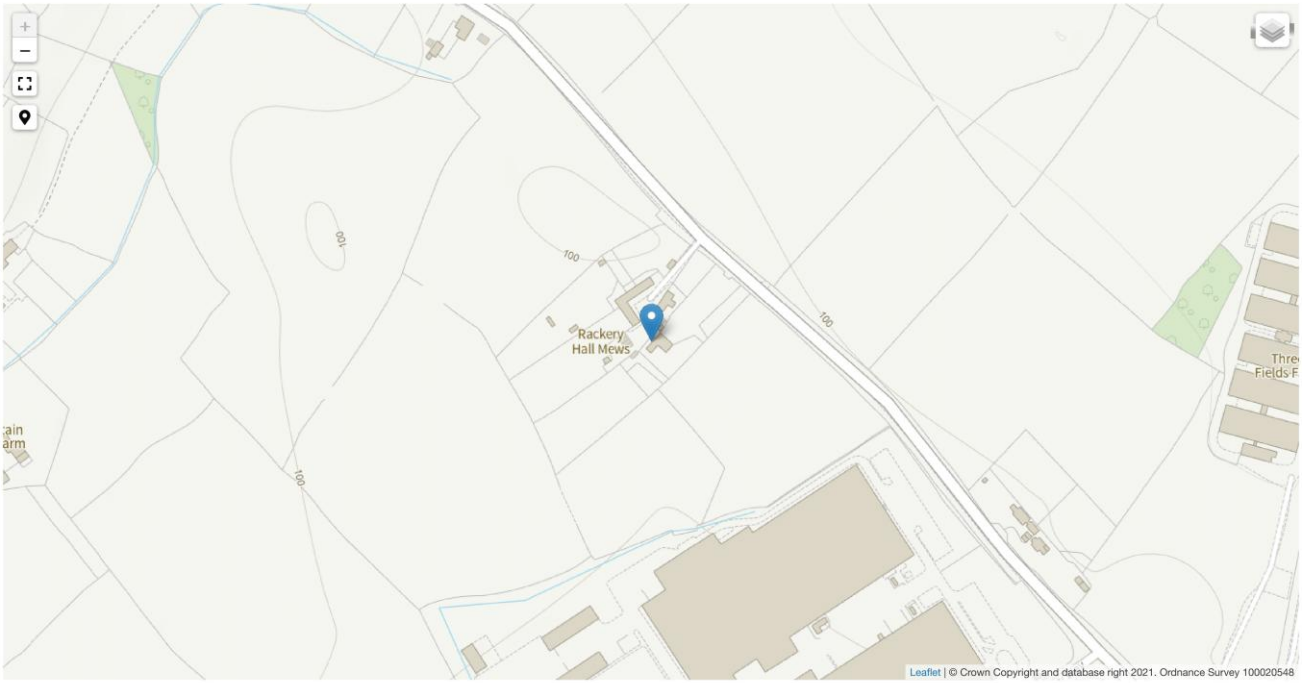
Site Record

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Rackery Hall, Llay



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NPRN	27838
Map Reference	SJ35NW
Grid Reference	SJ3231057120
Unitary (Local) Authority	Wrexham
Old County	Denbighshire
Community	Llay
Type Of Site	HOUSE
Period	Post Medieval

Description

Early C18 remodelling of an earlier, probably C17 house. Refenestrated C19. Some C20 alterations to sides and rear. Two storeys with attic and basement. Handmade red brick, Flemish bond to front elevation, English garden wall bond to others. Sandstone plinth and quoins. Slate roof. Four-pane horned sash windows. Attic storey has 3 small gabled 4-pane dormers. Interior retains many early C18 features including oak well staircase, wide boarded doors and chamfered and stopped ceiling beams to ground floor rooms. First floor room contains powder cupboard. Cellar contains a stone mullioned window. (RAJ 27/6/03; based on CADW listing description 3/6/96).